U.S. Department of Housing and Urban Development Office of Public and Indian Housing

PHA Plans

5-Year Plan for Fiscal Years 2005 - 2009 Annual Plan for Fiscal Year 2005

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: The City of Oswego PHA Number: NY027 PHA Fiscal Year Beginning: (mm/yyyy) 1/2005 **Public Access to Information** Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply) Main administrative office of the PHA X PHA development management offices PHA local offices **Display Locations For PHA Plans and Supporting Documents** The PHA Plans (including attachments) are available for public inspection at: (select all that apply) Main administrative office of the PHA X PHA development management offices PHA local offices Main administrative office of the local government Main administrative office of the County government Main administrative office of the State government Public library PHA website Other (list below) PHA Plan Supporting Documents are available for inspection at: (select all that apply) X Main business office of the PHA PHA development management offices Other (list below)

5-YEAR PLAN PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

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State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

X	The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
	The PHA's mission is: (state mission here)
B. Go	
emphasi identify PHAS A SUCCE (Quantif	Is and objectives listed below are derived from HUD's strategic Goals and Objectives and those zed in recent legislation. PHAs may select any of these goals and objectives as their own, or other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF USS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. Table measures would include targets such as: numbers of families served or PHAS scores 1.) PHAs should identify these measures in the spaces to the right of or below the stated
objectiv	es.
HUD S housin	Strategic Goal: Increase the availability of decent, safe, and affordable ag.
X	PHA Goal: Expand the supply of assisted housing
	Objectives: Apply for additional rental vouchers:
	X Reduce public housing vacancies: Increase lease up rate.
	Leverage private or other public funds to create additional housing opportunities:
	Acquire or build units or developments
	X Other (list below)
	 Staff has increased outreach efforts to advertise the program to all interested parties. A poster was commissioned to increase program visibility in the community.
X	PHA Goal: Improve the quality of assisted housing Objectives:

	X X	Improve public housing management: (PHAS score) Improve voucher management: (SEMAP score) Increase customer satisfaction: Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) • Improving all aspects of the program by providing staff with increased training opportunities. Renovate or modernize public housing units: Demolish or dispose of obsolete public housing: Provide replacement public housing: Provide replacement vouchers:
	X	Other: (list below) • Create a network with other social service agencies in Oswego County to address family problems in achieving and maintaining suitable housing.
		 Promote safe, decent, and sanitary housing by ensuring that HUD Housing Quality Standards are met and landlords and tenants are informed about their responsibilities.
		• Ensure Equal Opportunity for all families seeking to rent units within the City of Oswego.
		 Encourage participants to become self-sufficient.
X	PHA O	Goal: Increase assisted housing choices
	X	Provide voucher mobility counseling:
	X	Conduct outreach efforts to potential voucher landlords
	H	Increase voucher payment standards
	H	Implement voucher homeownership program: Implement public housing or other homeownership programs:
	H	Implement public housing site-based waiting lists:
		Convert public housing to vouchers:
	X	Other: (list below)
		Promote Small Cities Community Development Block Grant
		Homeownership Program.
HUD :	Strateg	ic Goal: Improve community quality of life and economic vitality
X		Goal: Provide an improved living environment
	Object	ives:

	\[\] \[\]	 Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Implement public housing security improvements: Designate developments or buildings for particular resident groups (elderly, persons with disabilities) Other: (list below) Work in conjunction with the City of Oswego Building and Safety Office to address substandard units in the City of Oswego. Work in conjunction with ARISE to assist families who have members with disabilities. Work with COACH (County of Oswego Agencies Combating Homelessness) to address the homelessness issue in our county.
	individu	gic Goal: Promote self-sufficiency and asset development of families als Goal: Promote self-sufficiency and asset development of assisted
hous	eholds Objec	·
		Increase the number and percentage of employed persons in assisted families:
		Provide or attract supportive services to improve assistance recipients' employability:
		Provide or attract supportive services to increase independence for the elderly or families with disabilities.
	X	Other: (list below) • Maintain a network with other social service agencies to address family problems in achieving self-sufficiency.
HUI) Strateg	gic Goal: Ensure Equal Opportunity in Housing for all Americans
X	PHA (Objec	Goal: Ensure equal opportunity and affirmatively further fair housing tives:

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- X Other: (list below)
 - Work with the Fair Housing Council of Central New York, Inc. to address housing discrimination complaints.

Other PHA Goals and Objectives: (list below)

- The HA has developed a Fair Housing and Equal Opportunity Plan to outline its plan to promote and ensure fair housing for all citizens. The HA annually reviews and updates this plan.
- HA staff has been trained in Fair Housing Laws. Staff members will assist families in completing and filing HUD form 903. The HA will forward these complaints to the proper investigative unit.
- The HA staff will brief Section 8 owners and program participants about housing discrimination laws.

Annual PHA Plan PHA Fiscal Year 2004

[24 CFR Part 903.7]

i. Ann	nual Plan Type:
Select whi	ch type of Annual Plan the PHA will submit.
\mathbf{X} S	tandard Plan
Streamli	ined Plan: High Performing PHA Small Agency (<250 Public Housing Units) Administering Section 8 Only
	Troubled Agency Plan
	cutive Summary of the Annual PHA Plan Part 903.7 9 (r)]
Provide a l	brief overview of the information in the Annual Plan, including highlights of major initiatives

The Annual Plan, which is attached hereto, was developed by the City of

Oswego Housing Agency, hereinafter referred to as the HA in this document and accompanying Plan, in accordance with the Rules and Regulations promulgated by HUD.

The goals and objectives of the HA are contained in the Five-Year Plan and the Section 8 Administrative Plan. These were written to comply with HUD guidelines, rules, regulations, and Federal law.

The basic goals and objectives are:

and discretionary policies the PHA has included in the Annual Plan.

- 1. Increasing the availability of decent, safe and affordable housing in Oswego, NY.
- 2. Ensuring equal opportunity in housing.
- 3. Promoting self-sufficiency and asset development of families and individuals.
- 4. Improving community quality of life and economic vitality.

The HA does not plan to have any deviations from the Annual Plan. If there are any changes, the proper policy, set by HUD, will be followed.

This Plan was written after consultation with necessary parties and entities as provided in the guidelines issued by HUD. All necessary accompanying documents are attached to the document, or are available upon request, at the HA office, located at 20 West Oneida St., 3rd floor.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

		Page #
۱	nual Plan	
	Executive Summary	05 - 06
i.	Table of Contents	
	1. Housing Needs	11 - 18
	2. Financial Resources	18 - 19
	3. Policies on Eligibility, Selection and Admissions 20 - 31	
	4. Rent Determination Policies	32 - 37
	5. Operations and Management Policies	38 - 40
	6. Grievance Procedures	40 - 41
	7. Capital Improvement Needs	41- 43
	8. Demolition and Disposition	44
	9. Designation of Housing	45
	10. Conversions of Public Housing	46 - 48
	11. Homeownership - 50	48
	12. Community Service Programs	51 - 54
	13. Crime and Safety	55 - 57
	14. Pets (Inactive for January 1 PHAs)	57
	15. Civil Rights Certifications (included with PHA Plan Certifications)	57
	16. Audit	57
	17. Asset Management	58
	18. Other Information	58 - 62

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments: Admissions Policy for Deconcentration FY 2000 Capital Fund Program Annual Statement Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Op	tional Attachments:
	PHA Management Organizational Chart
	FY 2000 Capital Fund Program 5 Year Action Plan
	Public Housing Drug Elimination Program (PHDEP) Plan
	Comments of Resident Advisory Board or Boards (must be attached if not
	included in PHA Plan text)
X	Other (List below, providing each attachment name) Attachment A – 5/27/2004 Waiting List
	Attachment B – 2002 Fiscal Audit
	Attachment C – 2000 Census Information

Supporting Documents Available for Review

Attachment E - Notice for Public Hearing

Attachment D – Certifications

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

	List of Supporting Documents Available for Review						
Applicable & On Display	Supporting Document	Applicable Plan Component					
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans					
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans					
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans					
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs					
n/a	Most recent board-approved operating budget for the public	Annual Plan:					

	List of Supporting Documents Available for	Review
Applicable &	Supporting Document	Applicable Plan Component
On Display	housing program	Financial Resources;
	nousing program	Timanetar Resources,
n/a	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
n/a	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
n/a	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
n/a	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
n/a	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
n/a	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
n/a	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

Applicable	List of Supporting Documents Available for Supporting Document	Applicable Plan		
&	0	Component		
On Display				
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs		
	any active CIAP grant			
n/a	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs		
	Fund/Comprehensive Grant Program, if not included as an			
	attachment (provided at PHA option)			
n/a	Approved HOPE VI applications or, if more recent,	Annual Plan: Capital Needs		
	approved or submitted HOPE VI Revitalization Plans or any			
	other approved proposal for development of public housing			
n/a	Approved or submitted applications for demolition and/or	Annual Plan: Demolition		
	disposition of public housing	and Disposition		
n/a	Approved or submitted applications for designation of public	Annual Plan: Designation of		
	housing (Designated Housing Plans)	Public Housing		
n/a	Approved or submitted assessments of reasonable	Annual Plan: Conversion of		
	revitalization of public housing and approved or submitted	Public Housing		
	conversion plans prepared pursuant to section 202 of the			
	1996 HUD Appropriations Act			
n/a	Approved or submitted public housing homeownership	Annual Plan:		
	programs/plans	Homeownership		
X	Policies governing any Section 8 Homeownership program	Annual Plan:		
	X check here if included in the Section 8	Homeownership		
	Administrative Plan			
X	Any cooperative agreement between the PHA and the TANF	Annual Plan: Community		
	agency	Service & Self-Sufficiency		
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community		
		Service & Self-Sufficiency		
n/a	Most recent self-sufficiency (ED/SS, TOP or ROSS or other	Annual Plan: Community		
	resident services grant) grant program reports	Service & Self-Sufficiency		
n/a	The most recent Public Housing Drug Elimination Program	Annual Plan: Safety and		
	(PHEDEP) semi-annual performance report for any open	Crime Prevention		
	grant and most recently submitted PHDEP application			
	(PHDEP Plan)			
X	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit		
	under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.			
	S.C. 1437c(h)), the results of that audit and the PHA's			
	response to any findings			
n/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs		
	Other supporting documents (optional)	(specify as needed)		
	(list individually; use as many lines as necessary)			

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction								
by Family Type								
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion	
Total Renters	3501	3	3	3	3	3	2	
Income <= 30%	1058	5	3	3	3	3	2	
of AMI								
Income >30% but	970	5	3	3	3	3	2	
<=50% of AMI								
Income >50% but	691	5	3	3	3	3	2	
<80% of AMI								
Elderly	794	3	2	2	2	2	2	
Families with	756	5	5	3	5	3	2	
Disabilities								
Race – American	5	3	3	3	3	3	2	
Indian								
Race - Asian	69	3	3	3	3	3	2	
Race – Black	42	3	3	3	3	3	2	
Race - Other	52	3	3	3	3	3	2	
Race - White	3265	3	3	3	3	3	2	
Race – 2 or more	68	3	3	3	3	3	2	
Ethnicity -	98	3	3	3	3	3	2	
Hispanic								
Ethnicity – Non	3403	3	3	3	3	3	2	

Housing Needs of Families in the Jurisdiction							
	by Family Type						
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Total Renters	3501	3	3	3	3	3	2
Hispanic							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

X	Consolidated Plan of the Jurisdiction/s
	Indicate year: 2000 - 2003
X	U.S. Census data: the Comprehensive Housing Affordability Strategy
	("CHAS") dataset
	American Housing Survey data
	Indicate year:
	Other housing market study
	Indicate year:
X	Other sources: (list and indicate year of information)
	U.S. Census Data – Census 2000

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List				
Waiting list type: (sele	ect one)			
X Section 8 tenan	t-based assistance (5/2'	7/2004 waiting list used	l)	
Public Housing	.			
Combined Sect	ion 8 and Public Housi	ng		
Public Housing	Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identif	If used, identify which development/subjurisdiction:			
# of families % of total families Annual Turnover				
Waiting list total 147 113 clients				
Extremely low 133 90%				

Housing Needs of Families on the Waiting List			
income <=30% AMI			
Very low income	14	10%	
(>30% but <=50%			
AMI)			
Low income	1		
(>50% but <80%			
AMI)			
Families with	88	60%	
children			
Elderly families	0	0 %	
Families with	35	24%	
Disabilities		0.01	
Race -Black	0	0%	
Race - White	147	100%	
Ethnicity-Hispanic	11	7%	
Ethnicity-Non	136	93%	
Hispanic			
Characteristics by		1	
Bedroom Size			
(Public Housing			
Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
	sed (select one)? X No	Yes	<u>I</u>
If yes:		<u> </u>	
	it been closed (# of mo	onths)?	
_		st in the PHA Plan year	r? No Yes
Does the PHA permit specific categories of families onto the waiting list, even if			
generally close	ed? No Yes		

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) **Strategies**

Need: Shortage of affordable housing for all eligible populations

- Increase the promotion of the Housing Choice Voucher Program to inform all interested parties. To ensure that all eligible families have received information about the availability of rental assistance in our community.
- Work with the City of Oswego Building and Safety Office to address Housing Quality Standard deficiencies. To improve the quality of housing stock in our community.
- Work with other social service agencies to assist families to attain and maintain suitable housing. To assist families in addressing issues, outside the scope of rental assistance, which prevent them from maintaining stable housing.

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply
Employ effective maintenance and management policies to minimize the number of public housing units off-line Reduce turnover time for vacated public housing units Reduce time to renovate public housing units Seek replacement of public housing units lost to the inventory through mixed finance development

	Seek replacement of public housing units lost to the inventory through section
	8 replacement housing resources
X	Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
X	Undertake measures to ensure access to affordable housing among families
X	assisted by the PHA, regardless of unit size required Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
X	Maintain or increase section 8 lease-up rates by effectively screening Section 8
	applicants to increase owner acceptance of program
	Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
	Other (list below)
64 4 .	
	gy 2: Increase the number of affordable housing units by:
Select a	ll that apply
	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation
	of mixed - finance housing Pursue housing resources other than public housing or Section 8 tenant-based assistance.
X	Other: (list below)
7 X	Market program to new owners who have not previously
	participated in the program.
	participated in the program.
Need:	Specific Family Types: Families at or below 30% of median
	gy 1: Target available assistance to families at or below 30 % of AMI lthat apply
SCICCI a.	п шат арргу
	Exceed HUD federal targeting requirements for families at or below 30% of
	AMI in public housing Exceed HJD federal terrating requirements for families at or below 20% of
	Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
	Employ admissions preferences aimed at families with economic hardships
	Adopt rent policies to support and encourage work

X	Other:	(list	below)	

X

Other: (list below)

• Work in conjunction with local and county social service agencies to target extremely low income families.

Need: Specific Family Types: Families at or below 50% of median

	gy 1: Target available assistance to families at or below 50% of AMI		
Select al	ll that apply		
	Employ admissions preferences aimed at families who are working Adopt rent policies to support and encourage work		
X	Other: (list below)		
	• Encourage families to obtain economic self-sufficiency through participation on the Family Self Sufficiency Program.		
Need:	Specific Family Types: The Elderly		
Strates	gy 1: Target available assistance to the elderly:		
	Il that apply		
	Seek designation of public housing for the elderly Apply for special-purpose vouchers targeted to the elderly, should they become available		

Network with local agencies that assist the elderly, such as the Office of the Aging, to promote the availability of the Housing Choice Voucher Program.

Need:	Specific Family Types: Families with Disabilities
	gy 1: Target available assistance to Families with Disabilities:
Select a	ll that apply
 X	Seek designation of public housing for families with disabilities Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing Apply for special-purpose vouchers targeted to families with disabilities, should they become available Affirmatively market to local non-profit agencies that assist families with
	disabilities
X	Other: (list below)
	 Network with local agencies that assist the disabled such as: ARISE, the Department of Social Services and the Oswego County Mental Health, to address issues facing families with members who have disabilities.
Need: needs	Specific Family Types: Races or ethnicities with disproportionate housing
Strate	gy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if	f applicable
X	Affirmatively market to races/ethnicities shown to have disproportionate housing needs Other: (list below)
	other. (list below)
Strate	gy 2: Conduct activities to affirmatively further fair housing
	Il that apply
X	Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
X	Market the section 8 program to owners outside of areas of poverty /minority concentrations
X	Other: (list below)

• Brief landlords and tenants about Fair Housing Laws.

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

Funding constraints
Staffing constraints
Limited availability of sites for assisted housing
Extent to which particular housing needs are met by other organizations in the
community
Evidence of housing needs as demonstrated in the Consolidated Plan and other
information available to the PHA
Influence of the housing market on PHA programs
Community priorities regarding housing assistance
Results of consultation with local or state government
Results of consultation with residents and the Resident Advisory Board
Results of consultation with advocacy groups
Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources:		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	N/A	

Financial Resources: Planned Sources and Uses		
Sources Planned \$ Planned Uses		
b) Public Housing Capital Fund	N/A	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 2,527,525.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self- Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)	\$ 38,958.00	FSS Coordinator position
2. Prior Year Federal Grants (unobligated funds only) (list below)	N/A	
3. Public Housing Dwelling Rental Income	N/A	
4. Other income (list below)	N/A	
4. Non-federal sources (list below)	N/A	
Total resources	\$ 2,566,483.00	

Financial Resources:		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3Δ

(1) Eligibility

 a. When does the PHA verify eligibility for admission to public housing? (select all that apply) When families are within a certain number of being offered a unit: (state number) When families are within a certain time of being offered a unit: (state time) Other: (describe)
 b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)? Criminal or Drug-related activity Rental history Housekeeping Other (describe)
c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes? d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
(2)Waiting List Organization
 a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply) Community-wide list Sub-jurisdictional lists Site-based waiting lists Other (describe)
 b. Where may interested persons apply for admission to public housing? PHA main administrative office PHA development site management office Other (list below)
c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment
1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously If yes, how many lists?

 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? PHA main administrative office All PHA development management offices Management offices at developments with site-based waiting lists At the development to which they would like to apply Other (list below)
(3) Assignment
 a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one) One Two Three or More
b. Yes No: Is this policy consistent across all waiting list types?
c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
(4) Admissions Preferences
a. Income targeting: Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
b. Transfer policies: In what circumstances will transfers take precedence over new admissions? (list below) Emergencies
☐ Overhoused☐ Underhoused

	Medical justification Administrative reasons determined by the PHA (e.g., to permit modernization work) Resident choice: (state circumstances below) Other: (list below)
	eferences Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)
cor	nich of the following admission preferences does the PHA plan to employ in the ming year? (select all that apply from either former Federal preferences or other ferences)
Former	r Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)
Other p	Preferences: (select below) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in the jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc. **X** Date and Time Former Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden Other preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in the jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)

Not applicable: the pool of applicant families ensures that the PHA will meet

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers

income targeting requirements

(5) Occupancy a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply) The PHA-resident lease The PHA's Admissions and (Continued) Occupancy policy PHA briefing seminars or written materials Other source (list) b. How often must residents notify the PHA of changes in family composition? (select all that apply) At an annual reexamination and lease renewal Any time family composition changes At family request for revision Other (list) (6) Deconcentration and Income Mixing a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing? c. If the answer to b was yes, what changes were adopted? (select all that apply) Adoption of site based waiting lists If selected, list targeted developments below: Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments If selected, list targeted developments below:

Employing new admission preferences at targeted developments

	If selected, list targeted developments below:
	Other (list policies and developments targeted below)
d. 🗌	Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
e. If the app	he answer to d was yes, how would you describe these changes? (select all that bly)
	Additional affirmative marketing
	Actions to improve the marketability of certain developments
	Adoption or adjustment of ceiling rents for certain developments
	Adoption of rent incentives to encourage deconcentration of poverty and
	income-mixing
	Other (list below)
	sed on the results of the required analysis, in which developments will the PHA special efforts to attract or retain higher-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts
	List (any applicable) developments below:
_	sed on the results of the required analysis, in which developments will the PHA special efforts to assure access for lower-income families? (select all that apply) Not applicable: results of analysis did not indicate a need for such efforts
	List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1)		• 1	• 1 •	4
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a. V	What is the extent of screening conducted by the PHA? (select all that apply) Criminal or drug-related activity only to the extent required by law or regulation
X	Criminal and drug-related activity, more extensively than required by law or regulation
	More general screening than criminal and drug-related activity (list factors below)
X	Other (list below)
	 All applicants, 18 years of age and older, will be required to sign an Illegal Substance Abuse/Violent Criminal Activity Records Check Consent Form which will be processed through the NCIC system. Any applicant or participant who is convicted of illegal substance abuse, alcohol abuse or violent criminal activity could be removed from the program or denied admission. The HA counselor will review the conviction record and make a case-by-case determination depending upon the circumstances of the crime.
b.X	Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
c. X	Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? *Have access to the NCIC system.
d.X	Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)*Have access to the NCIC system.
	ndicate what kinds of information you share with prospective landlords? (select all that apply)

X Criminal or drug-related activity X Other (describe below) Tenant outstanding claims, former landlord's name and address, tenant's previous rental history including any criminal history. (2) Waiting List Organization a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply) X None Federal public housing Federal moderate rehabilitation Federal project-based certificate program Other federal or local program (list below) b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply) X PHA main administrative office X Other (list below) Applications have been forwarded to the Oswego County Department of Social Services, the Oswego County Mental Health Case Management Office, ARISE, Inc., and local churches and other agencies that assist low-income families. (3) Search Time a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:

finding a unit difficult.

disapproved.

Extenuating circumstances, such as a death in the family or illness, which prevented the family from finding a unit. Whether the family size or other special requirements made

submitted a Request for Tenancy Approval, which the HA

Whether or not the family

(4) Admissions Preferences a. Income targeting Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income? b. Preferences 1.X Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs) 2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) Former Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income) Other preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes

Other preference(s) (list below)

- 3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.
 - 1 Elderly, handicapped and disabled families and families with children.
 - 2 Single healthy adults.

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other	preferences (select all that apply)
	Working families and those unable to work because of age or disability
	Veterans and veterans' families
	Residents who live and/or work in your jurisdiction
	Those enrolled currently in educational, training, or upward mobility programs
	Households that contribute to meeting income goals (broad range of incomes)
	Households that contribute to meeting income requirements (targeting)
	Those previously enrolled in educational, training, or upward mobility
	programs
	Victims of reprisals or hate crimes
$\overline{\mathbf{X}}$	Other preference(s) (list below)

- Elderly, handicapped and disabled families and families with children have preference over single, healthy adults.
- 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- X Date and time of application

	Drawing (lottery) or other random choice technique
	ne PHA plans to employ preferences for "residents who live and/or work in the sdiction" (select one) This preference has previously been reviewed and approved by HUD The PHA requests approval for this preference through this PHA Plan
6. Rel	ationship of preferences to income targeting requirements: (select one) The PHA applies preferences within income tiers Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
a. In v	pecial Purpose Section 8 Assistance Programs which documents or other reference materials are the policies governing ibility, selection, and admissions to any special-purpose section 8 program inistered by the PHA contained? (select all that apply) The Section 8 Administrative Plan
X	Briefing sessions and written materials Other (list below)
	ow does the PHA announce the availability of any special-purpose section 8 ograms to the public? Through published notices Other (list below)

4. PHA Rent Determination Policies [24 CFR Part 903.7 9 (d)]	
A. Public Housing Exemptions: PHAs that do not administer public housing are 4A. (1) Income Based Rent Policies Describe the PHA's income based rent setting policy/ies for p discretionary (that is, not required by statute or regulation) in appropriate spaces below.	public housing using, including
a. Use of discretionary policies: (select one)	
The PHA will not employ any discretionary based rent in public housing. Income-based of adjusted monthly income, 10% of unadjurent, or minimum rent (less HUD mandator selected, skip to sub-component (2))	d rents are set at the higher of 30% usted monthly income, the welfare
or	
The PHA employs discretionary policies for selected, continue to question b.)	r determining income based rent (If
b. Minimum Rent	
1. What amount best reflects the PHA's minimum \$0 \$1-\$25 \$26-\$50	rent? (select one)
FY 2000 Annual Plan	Page 32

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?
3. If yes to question 2, list these policies below:
c. Rents set at less than 30% than adjusted income
1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
 d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) For the earned income of a previously unemployed household member
For increases in earned income
Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
Fixed percentage (other than general rent-setting policy) If yes, state percentage/s and circumstances below:
For household heads
For other family members
For transportation expenses
For the non-reimbursed medical expenses of non-disabled or non-elderly
families
Other (describe below)
Other (describe below)

e. Ceil	ing rents
	you have ceiling rents? (rents set at a level lower than 30% of adjusted income) lect one)
	Yes for all developments
	Yes but only for some developments
	No
2. For	which kinds of developments are ceiling rents in place? (select all that apply)
	For all developments
	For all general occupancy developments (not elderly or disabled or elderly
	only)
	For specified general occupancy developments
	For certain parts of developments; e.g., the high-rise portion
	For certain size units; e.g., larger bedroom sizes
	Other (list below)
	ect the space or spaces that best describe how you arrive at ceiling rents (select that apply)
	Market comparability study
	Fair market rents (FMR)
	95 th percentile rents
	75 percent of operating costs
	100 percent of operating costs for general occupancy (family) developments
	Operating costs plus debt service

	The "rental value" of the unit
	Other (list below)
f. Ren	nt re-determinations:
or	tween income reexaminations, how often must tenants report changes in income family composition to the PHA such that the changes result in an adjustment to nt? (select all that apply) Never
	At family option
	Any time the family experiences an income increase
	Any time a family experiences an income increase above a threshold amount or
	percentage: (if selected, specify threshold)
	Other (list below)
g. 🗌	Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?
(2) Fl	at Rents
	setting the market-based flat rents, what sources of information did the PHA use establish comparability? (select all that apply.) The section 8 rent reasonableness study of comparable housing
	Survey of rents listed in local newspaper
	Survey of similar unassisted units in the neighborhood
	Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Pay	<u>yment Standards</u>
Describe	e the voucher payment standards and policies.
	at is the PHA's payment standard? (select the category that best describes your
standaı	<i>'</i>
X	At or above 90% but below100% of FMR
	100% of FMR
	Above 100% but at or below 110% of FMR
	Above 110% of FMR (if HUD approved; describe circumstances below)
b. If th	ne payment standard is lower than FMR, why has the PHA selected this
stan	dard? (select all that apply)
	FMRs are adequate to ensure success among assisted families in the PHA's
	segment of the FMR area
	The PHA has chosen to serve additional families by lowering the payment
	standard
	Reflects market or submarket
X	Other (list below)
	Budget restrictions set by the Department of Housing and Urban Development limit the amount we can assist families.
c. If th	ne payment standard is higher than FMR, why has the PHA chosen this level?
(sele	ect all that apply)
	FMRs are not adequate to ensure success among assisted families in the PHA's
	segment of the FMR area
	Reflects market or submarket
	To increase housing options for families

	Other (list below)
d. Ho X	ow often are payment standards reevaluated for adequacy? (select one) Annually Other (list below)
	nat factors will the PHA consider in its assessment of the adequacy of its payment indard? (select all that apply) Success rates of assisted families
X	Rent burdens of assisted families
	Other (list below)
(2) Mi	inimum Rent
a. Wh	at amount best reflects the PHA's minimum rent? (select one) \$0
	\$1-\$25
	\$26-\$50
b. 🗌	Yes X No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and

An organization chart showing the PHA's management structure and organization is attached.

X A brief description of the management structure and organization of the PHA follows:

<u>City of Oswego Community Development Organizational Chart</u> (as of July 12, 2004)

David Turner Community Development Director

Mary Vanouse Assistant Director

Barbara Hanley Housing Assistance Administrator

Beverly Mulcahey Rental Assistance Administrator

Dee Wills Rental Assistance Counselor

Kathy Hoefer Assistant Housing Program Counselor

Lisa Donabella Account Clerk Typist

Melissa Hoefer Community Development Aide

Tammy Hoefer Community Development Aide

Lynn McMillen Community Development Aide

James Borden Housing Inspector

Mark See Certified Public Accountant

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers	484	+ 4 = 488 * About 113 families go off of the program each year.
Section 8 Certificates	0	0
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually) Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.
(1) Public Housing Maintenance and Management: (list below)
 (2) Section 8 Management: (list below) The City of Oswego Housing Choice Voucher Program Administrative Plan contains the rules, standards and policies that govern the management of the Section 8 Program.
6. PHA Grievance Procedures [24 CFR Part 903.7 9 (f)] Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.
A. Public Housing 1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?
If yes, list additions to federal requirements below:
 2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply) PHA main administrative office PHA development management offices Other (list below)
FY 2000 Annual Plan Page 40

C. Management and Maintenance Policies

B. Section 8 Tenant-Based Assistance 1. Yes X No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?
If yes, list additions to federal requirements below:
 Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply) X PHA main administrative office Other (list below)
7. Capital Improvement Needs
[24 CFR Part 903.7 9 (g)]
Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.
A. Capital Fund Activities
Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.
Skip to component 1B. An outer 1 1176s must complete 17A as instructed.
(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template OR , at the PHA's option, by completing and attaching a properly updated HUD-52837.
Select one: The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) -or-
The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)
(2) Optional 5-Year Action Plan
Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.
a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
 b. If yes to question a, select one: The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name -or-
The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

<u> </u>	les 🗌 🗆	No:	skip to each g b) Status	ne PHA received a HOPE VI revitalization grant? (if no, to question c; if yes, provide responses to question b for grant, copying and completing as many times as necessary) to of HOPE VI revitalization grant (complete one set of ons for each grant)
		2. I 3. S	-	ent name: ent (project) number: rant: (select the statement that best describes the current
				Revitalization Plan under development Revitalization Plan submitted, pending approval Revitalization Plan approved Activities pursuant to an approved Revitalization Plan underway
Y	Yes 🗌 🛚	No:	in the	the PHA plan to apply for a HOPE VI Revitalization grant Plan year? , list development name/s below:
<u> </u>	Yes 🗌 🗆	No:	activit	he PHA be engaging in any mixed-finance development ties for public housing in the Plan year? , list developments or activities below:
□ Y	les 🔲 🛚	No:	develo Capita	ne PHA be conducting any other public housing opment or replacement activities not discussed in the al Fund Program Annual Statement? I list developments or activities below:

8. Demolition and Disposition [24 CFR Part 903.7 9 (h)] Applicability of component 8: Section 8 only PHAs are not required to complete this section. 1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.) 2. Activity Description Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.) **Demolition/Disposition Activity Description** 1a. Development name: 1b. Development (project) number: 2. Activity type: Demolition Disposition 3. Application status (select one) Approved Submitted, pending approval Planned application 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) 5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with **Disabilities** [24 CFR Part 903.7 9 (i)] Exemptions from Component 9; Section 8 only PHAs are not required to complete this section. 1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No:

Has the PHA provided all required activity description

"No", complete the Activity Description table below.

information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If

Designation of Public Housing Activity Description				
1a. Development name:				
1b. Development (project) number:				
2. Designation type:				
Occupancy by only the elderly				
Occupancy by families with disabilities				
Occupancy by only elderly families and families with disabilities				
3. Application status (select one)				
Approved; included in the PHA's Designation Plan				
Submitted, pending approval				
Planned application				
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	<u>)</u>			
5. If approved, will this designation constitute a (select one)				
New Designation Plan				
Revision of a previously-approved Designation Plan?				
6. Number of units affected:				
7. Coverage of action (select one)				
Part of the development				
Total development				
10. Conversion of Public Housing to Tenant-Based Assistance [24 CFR Part 903.7 9 (j)] Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.				
Exemptions from Component 10, Section 8 only FHAs are not required to complete this section.				
A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act				
1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs				

completing streamlined submissions may skip to component 11.)	
2. Activity Description Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.	
Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	_
2. What is the status of the required assessment?	
Assessment underway Assessment results submitted to HUD	
Assessment results approved by HUD (if marked, proceed to next	
question)	
Other (explain below)	
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current	
status)	
Conversion Plan in development	
Conversion Plan submitted to HUD on: (DD/MM/YYYY)	
Conversion Plan approved by HUD on: (DD/MM/YYYY)	
Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
Units addressed in a pending or approved demolition application (date	
submitted or approved:	
Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)	
Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:	
Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)	

B. Reserved for Co 1937	nversions pursuant to Section 22 of the U.S. Housing Act of
C. Reserved for Co	nversions pursuant to Section 33 of the U.S. Housing Act of
11. Homeowners [24 CFR Part 903.7 9 (k)	ship Programs Administered by the PHA
A. Public Housing	
Exemptions from Compo	nent 11A: Section 8 only PHAs are not required to complete 11A.
1. Yes No:	Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)
2. Activity Descripti ☐ Yes ☐ No:	on Has the PHA provided all required activity description information for this component in the optional Public Housing

Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)			
1a. Development name:			
1b. Development (project) number:			
2. Federal Program authority:			
☐ HOPE I			
\Box 5(h)			
☐ Turnkey III			
Section 32 of the USHA of 1937 (effective 10/1/99)			
3. Application status: (select one)			
Approved; included in the PHA's Homeownership Plan/Program			
☐ Submitted, pending approval			
Planned application			
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:			
(DD/MM/YYYY)			
5. Number of units affected:			
6. Coverage of action: (select one)			
Part of the development			
Total development			

B. Section 8 Tenant Based Assistance 1. Yes X No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.) 2. Program Description: a. Size of Program Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option? If the answer to the question above was yes, which statement best describes the number of participants? (select one) 25 or fewer participants 26 - 50 participants 51 to 100 participants more than 100 participants b. PHA-established eligibility criteria Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1.	Cooperative ag	poperative agreements:		
X	Yes No:	Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?		
		If yes, what was the date that agreement was signed? 02/06/99 *The HA has prepared new agreements for approval by the Oswego County Department of Social Services.		
1.	Other coordination efforts between the PHA and TANF agency (select all that apply)			
X	Client refer	rrals		
X	Information otherwise)	Information sharing regarding mutual clients (for rent determinations and otherwise)		
X		Coordinate the provision of specific social and self-sufficiency services and programs to eligible families		
	Jointly adn	Jointly administer programs		
	Partner to a	Partner to administer a HUD Welfare-to-Work voucher program		
] Joint admir	Joint administration of other demonstration program		
	Other (desc	eribe)		

B. Services and programs offered to residents and participants

(1) General

a. Self	f-Sufficiency Policies			
	Which, if any of the following discretionary policies will the PHA employ to			
	the economic and social self-sufficiency of assisted families in the			
follow	ing areas? (select all that apply)			
	Public housing rent determination policies			
	Public housing admissions policies			
	Section 8 admissions policies			
	Preference in admission to section 8 for certain public housing families			
	Preferences for families working or engaging in training or education			
	programs for non-housing programs operated or coordinated by the			
	PHA			
	Preference/eligibility for public housing homeownership option			
	participation			
	Preference/eligibility for section 8 homeownership option participation			
	Other policies (list below)			
h Fee	onomic and Social self-sufficiency programs			
U. ECC	monne and social sen-sufficiency programs			
☐ Ye	programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be			
	altered to facilitate its use.)			

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation			
Program	Required Number of Participants	Actual Number of Participants	
	(start of FY 2000 Estimate)	(As of: DD/MM/YY)	
Public Housing			
Section 8	17 mandatory	11 – As of 7/12/2004	

b. Yes <u>X</u> No:	If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below: Increased outreach to participants by sending newsletter which outlined FSS Program and asked all interested participants to contact HA. Contacted the Oswego County Dept. of Employment and Training for assistance

in providing job training a career counseling for eligible families. Hired a FSS Coordinator in Jan. 2002.

C. Welfare Benefit Reductions

Hou	e PHA is complying with the statutory requirements of section 12(d) of the U.S. using Act of 1937 (relating to the treatment of income changes resulting from fare program requirements) by: (select all that apply)	
	Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies	
X	Informing residents of new policy on admission and reexamination	
X	Actively notifying residents of new policy at times in addition to admission and reexamination.	
X	Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services	
X	Establishing a protocol for exchange of information with all appropriate TANF agencies	
	Other: (list below)	
D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937		

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to subcomponent D.

A. Need for measures to ensure the safety of public housing residents

(0.1	scribe the need for measures to ensure the safety of public housing residents
(sei	ect all that apply)
	High incidence of violent and/or drug-related crime in some or all of the PHA's
	developments
	High incidence of violent and/or drug-related crime in the areas surrounding or
	adjacent to the PHA's developments
	Residents fearful for their safety and/or the safety of their children
	Observed lower-level crime, vandalism and/or graffiti
	People on waiting list unwilling to move into one or more developments due to
	perceived and/or actual levels of violent and/or drug-related crime
	Other (describe below)
2 3371-	est information on data did the DIIA was data determine the most fam DIIA actions
	nat information or data did the PHA used to determine the need for PHA actions
ιο.	improve safety of residents (select all that apply).
=	
	Safety and security survey of residents
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around"
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority Analysis of cost trends over time for repair of vandalism and removal of graffiti
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority Analysis of cost trends over time for repair of vandalism and removal of graffiti Resident reports
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority Analysis of cost trends over time for repair of vandalism and removal of graffiti
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority Analysis of cost trends over time for repair of vandalism and removal of graffiti Resident reports PHA employee reports
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority Analysis of cost trends over time for repair of vandalism and removal of graffiti Resident reports PHA employee reports Police reports
	Safety and security survey of residents Analysis of crime statistics over time for crimes committed "in and around" public housing authority Analysis of cost trends over time for repair of vandalism and removal of graffiti Resident reports PHA employee reports Police reports Demonstrable, quantifiable success with previous or ongoing anticrime/anti

3. Which developments are most affected? (list below)
B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year
 List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply) Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities Crime Prevention Through Environmental Design Activities targeted to at-risk youth, adults, or seniors Volunteer Resident Patrol/Block Watchers Program Other (describe below) Which developments are most affected? (list below)
C. Coordination between PHA and the police
1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)
Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan Police provide crime data to housing authority staff for analysis and action Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence) Police regularly testify in and otherwise support eviction cases Police regularly meet with the PHA management and residents

☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services ☐ Other activities (list below) 2. Which developments are most affected? (list below)
D. Additional information as required by PHDEP/PHDEP Plan PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.
Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
Yes No: This PHDEP Plan is an Attachment. (Attachment Filename:)
14. RESERVED FOR PET POLICY
[24 CFR Part 903.7 9 (n)]
15. Civil Rights Certifications [24 CFR Part 903.7 9 (o)]
Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.
16. Fiscal Audit [24 CFR Part 903.7 9 (p)]
1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
 3. Yes X No: Were there any findings as the result of that audit? 4. Yes No: If there were any findings, do any remain unresolved?

If yes, how many unresolved findings remain? 5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?		
17. PHA Asset Management [24 CFR Part 903.7 9 (q)]		
Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.		
1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?		
 2. What types of asset management activities will the PHA undertake? (select all that apply) Not applicable Private management Development-based accounting Comprehensive stock assessment Other: (list below) 		
3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?		
18. Other Information [24 CFR Part 903.7 9 (r)]		
A. Resident Advisory Board Recommendations		
1. Yes X No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?		
2. If yes, the comments are: (if comments were received, the PHA MUST select one) Attached at Attachment (File name)		

	Provided below	:
3. In v	Considered commecessary.	
B. De	escription of Elec	ction process for Residents on the PHA Board
1.	Yes X No:	Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.	Yes X No:	Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to subcomponent C.)
3. Des	scription of Resid	lent Election Process
a. Nor		dates for place on the ballot: (select all that apply) e nominated by resident and assisted family organizations
	Candidates coul	d be nominated by any adult recipient of PHA assistance
	Self-nomination	: Candidates registered with the PHA and requested a place on
	ballot	
X	Other: (describe	e) The HA invited all participates to become members of the
Resid	ent Advisory Bo	ard.
b. Eli	, 1	F PHA assistance
∐ V	•	usehold receiving PHA assistance
X	Any adult recipi	ent of PHA assistance

	Any adult member of a resident or assisted family organization Other (list)
c. Elig X	cible voters: (select all that apply) All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance) Representatives of all PHA resident and assisted family organizations Other (list)
C. Sta	tement of Consistency with the Consolidated Plan
For each	applicable Consolidated Plan, make the following statement (copy questions as many times as
necessar	y).
1. Con	nsolidated Plan jurisdiction: New York State
	PHA has taken the following steps to ensure consistency of this PHA Plan with Consolidated Plan for the jurisdiction: (select all that apply)
X	The PHA has based its statement of needs of families in the jurisdiction on the
	needs expressed in the Consolidated Plan/s.
	The PHA has participated in any consultation process organized and offered by
	the Consolidated Plan agency in the development of the Consolidated Plan.
	The PHA has consulted with the Consolidated Plan agency during the
	development of this PHA Plan.
	Activities to be undertaken by the PHA in the coming year are consistent with
	the initiatives contained in the Consolidated Plan. (list below)
X	Other: (list below) • Provide Rental Assistance to low/very low-income families.
	• Promote self sufficiency
	 Promote affordable housing.

- Promote Fair Housing and Affirmative Action programming.
- 2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
 - The City of Oswego HA actively promotes the availability of rental assistance subsidies to low/very low-income families through local media and networking with other social service agencies.
 - Participants are encouraged to participate on the Family Self Sufficiency Program and job training programs through the Department of Social Services.
 - The HA promotes affordable housing by informing families about the Small Cities Community Development Block Grant Homeownership Program.
 - The HA has developed a Fair Housing and Equal Opportunity Plan to outline, promote and ensure fair housing for all citizens.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

The following attachments are available for review at the City of Oswego Rental Assistance Program offices, located at 20 W. Oneida St., 3rd floor, Oswego, New York 13126:

Atachment A - 5/27/2004 Waiting List

Attachment B - 2002 Fiscal Audit

Attachment C - 2000 Census Information

Attachment D - Certification by State or Local

Board

Attachment E - Notice for Public Hearing

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Original Annual Statement

Capital Fund Grant Number	FFY of Grant Approval: (MM/YYYY)

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				7	
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)	
Total estimated co	ost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
	opment	Activity Description						
Identi	fication							
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition / disposition Component 8	Designated housing Component 9	Conversion Component 10	Home- ownership Component 11a	Other (describe) Component 17